



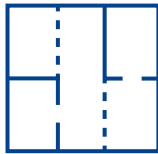
# Ember Hotel

26 E. Main Street, Lehi, UT

**Price Reduced!**  
Asking Price:  
**\$950,000**  

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**8,750 SF**  
**Development**



22-room hotel development



0.27 AC commercial-zone property



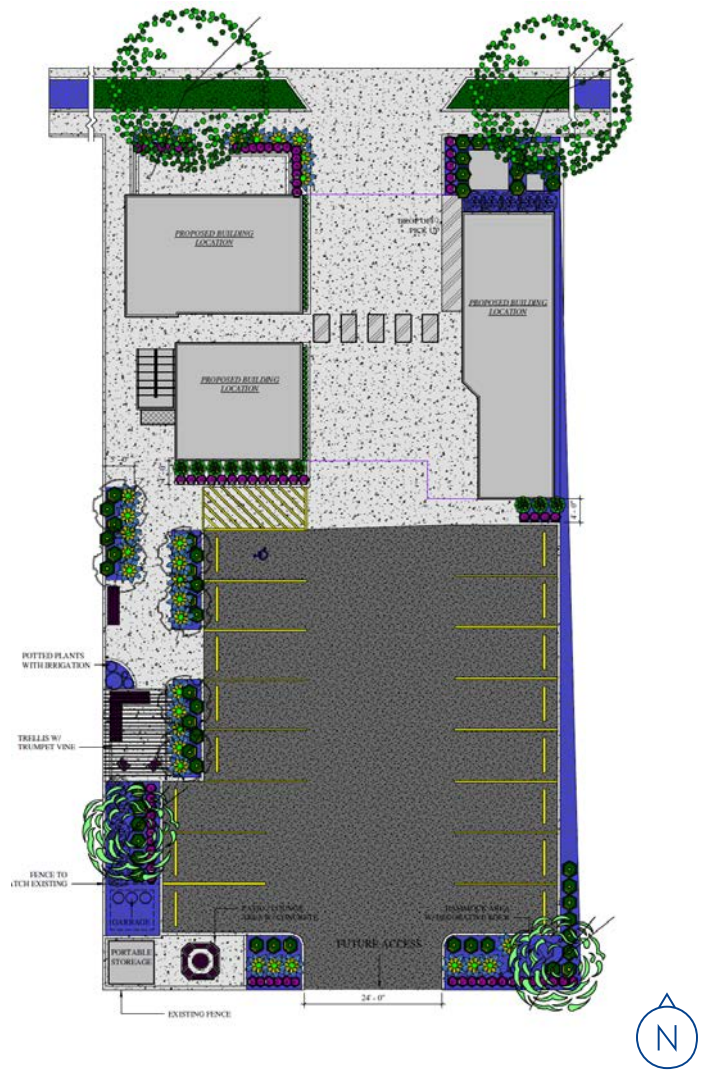
City/county-approved development plans

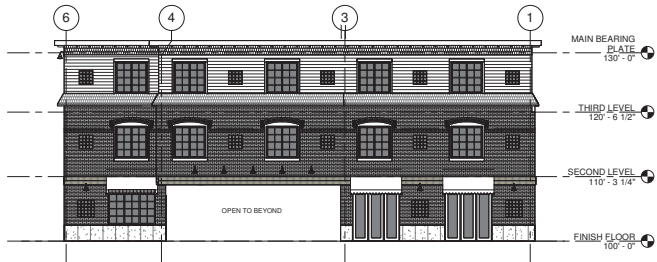
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# The Opportunity

The Ember Hotel is a hotel development project for Lehi's Downtown Main Street. The seller has put together a development plan for this three-story, 22-room, 8,750 square-foot hotel set on a 0.27-acre commercial parcel, and has all necessary city and county approvals.



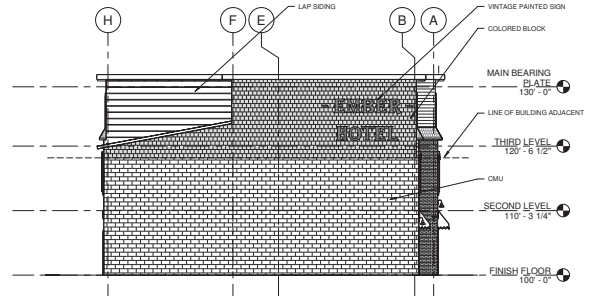


MATERIAL	AREA	PERCENTAGE
BRICK	1024.89	65.77
SIDING	688.55	33.71
STONE / CONC	33.12	1.52
TOTAL SQFT	1886.53	100

TOTAL MAIN LEVEL SQFT: 520.33  
TOTAL GLASS @ MAIN LEVEL SQFT: 186.61 (36%)

**NORTH ELEVATION**

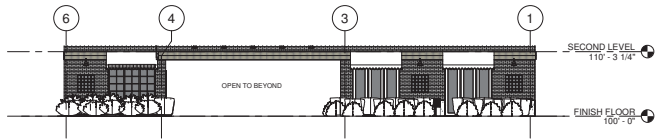
SCALE 1/8" = 1'-0"



MATERIAL	AREA	PERCENTAGE
BRICK	0	0
LAP SIDING	255.17	14.86
CMU	1467.78	85.14
TOTAL SQFT	1723.96	100

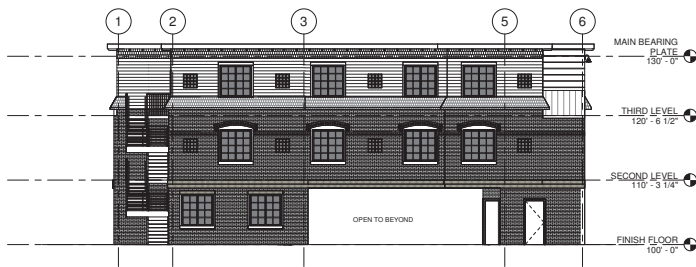
**EAST ELEVATION**

SCALE 1/8" = 1'-0"



**NORTH MAIN LEVEL STREET VIEW**

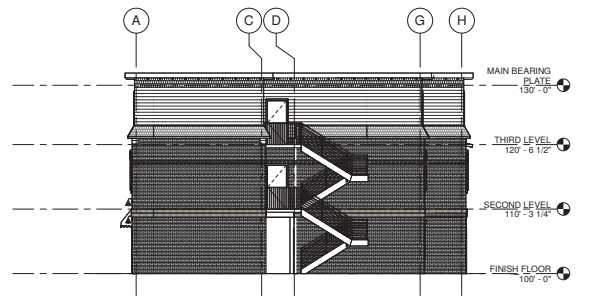
SCALE 1/8" = 1'-0"



MATERIAL	AREA	PERCENTAGE
BRICK	1524.06	70.35
SIDING	434.24	28.39
STONE / CONC	23.82	1.27
TOTAL SQFT	1882.12	100

**SOUTH ELEVATION**

SCALE 1/8" = 1'-0"



MATERIAL	AREA	PERCENTAGE
BRICK	1249.19	72.13
SIDING	482.65	27.87
STONE / CONC	0	0
TOTAL SQFT	1731.83	100

**WEST ELEVATION**

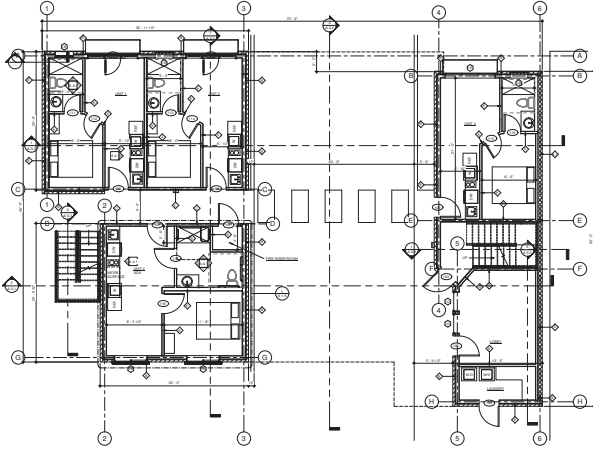
SCALE 1/8" = 1'-0"

The revitalization of Downtown Lehi's Main Street is part of Lehi City's economic strategic development plan, and includes a hotel like Ember. Their goal is to foster business development in the area to create a community focal point and gathering place utilizing the Main Street America program.

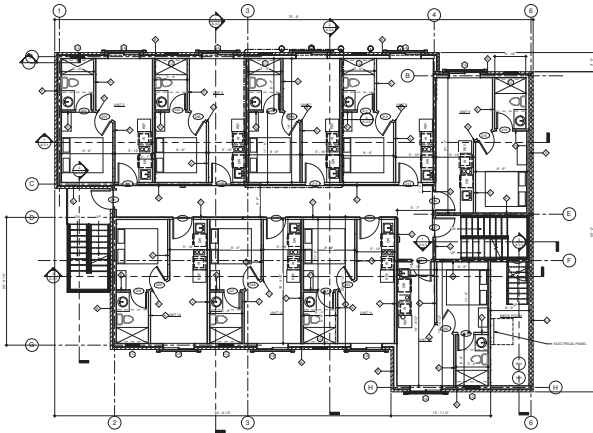
- Strategically positioned for strong, sustainable cash flow
- Competitive projected cap rate - above market-average
- Approved by three (3) different lenders



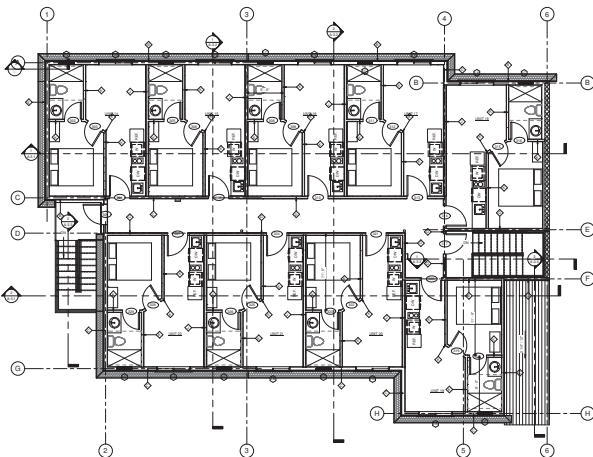
# Floor Plans



Main Level



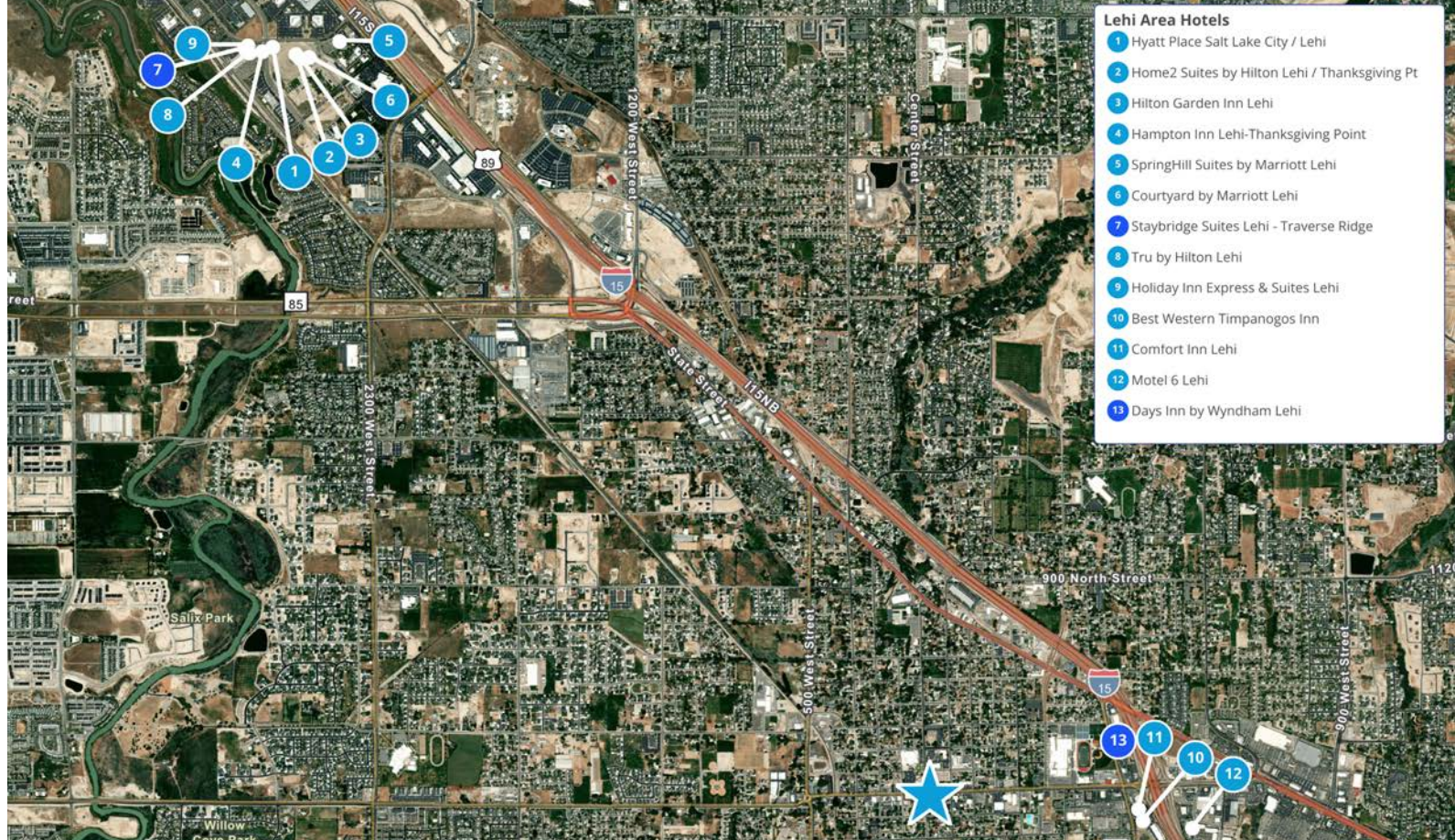
2<sup>nd</sup> Level



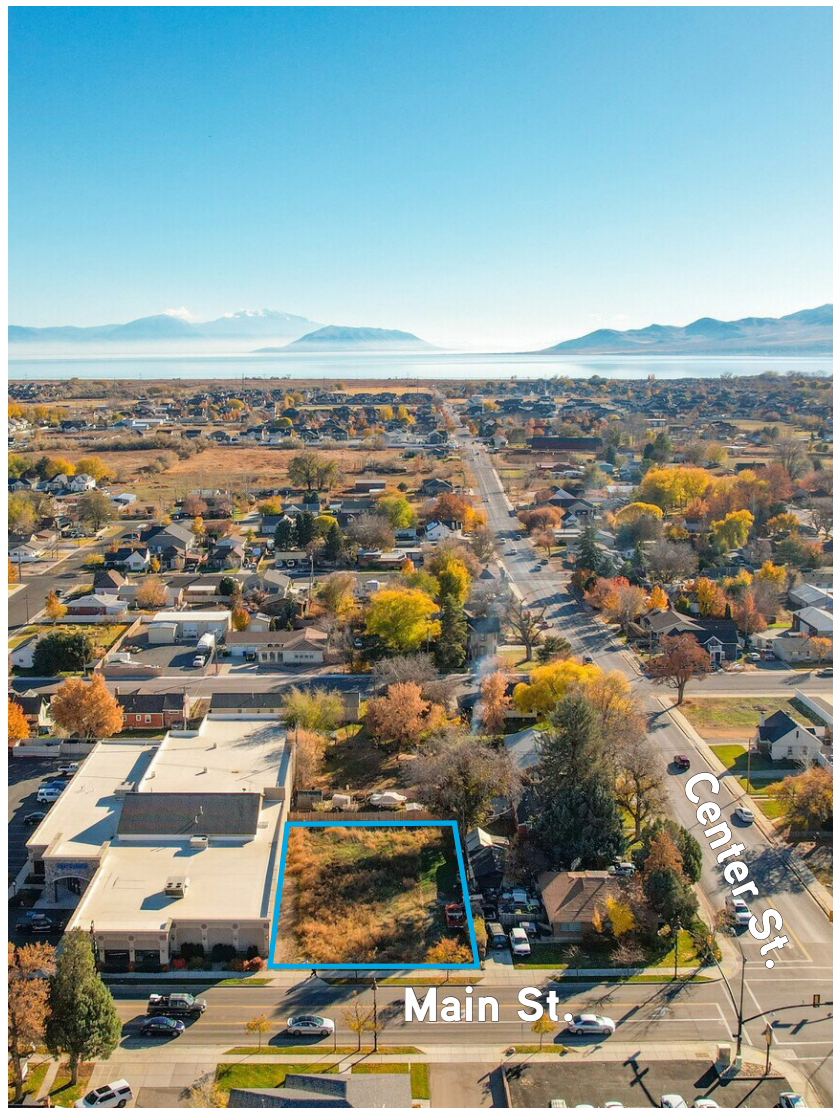
3<sup>rd</sup> Level

## Room & Property Highlights

- Boutique hotel with historic aesthetic
- 22 one-bedroom, 300-SF suites
- In-suite kitchenettes
- Granite countertops
- Stainless steel appliances
- In-unit laundry
- Exterior patio with bistro tables and outdoor game area
- Digital guest features (automated check-in, keyless entry, etc.)
- Experienced, professional property management team with 4.91-average guest rating across multiple platforms
- Walkable to community amenities
- Minutes to I-15
- High-growth area for population and jobs



- Lehi Area Hotels**
- 1 Hyatt Place Salt Lake City / Lehi
  - 2 Home2 Suites by Hilton Lehi / Thanksgiving Pt
  - 3 Hilton Garden Inn Lehi
  - 4 Hampton Inn Lehi-Thanksgiving Point
  - 5 SpringHill Suites by Marriott Lehi
  - 6 Courtyard by Marriott Lehi
  - 7 Staybridge Suites Lehi - Traverse Ridge
  - 8 Tru by Hilton Lehi
  - 9 Holiday Inn Express & Suites Lehi
  - 10 Best Western Timpanogos Inn
  - 11 Comfort Inn Lehi
  - 12 Motel 6 Lehi
  - 13 Days Inn by Wyndham Lehi



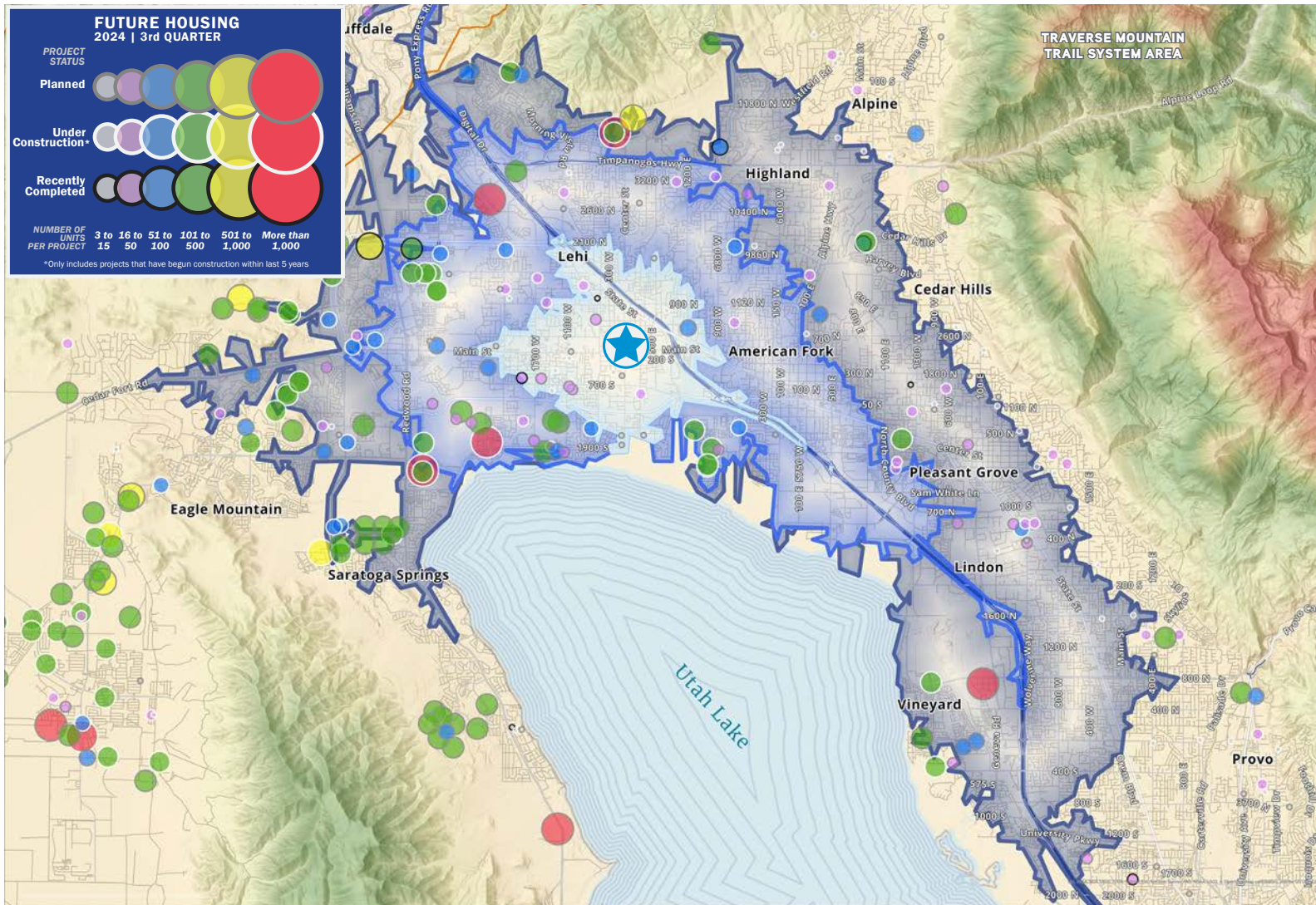
Hotels in the immediate area range in type and occupancy size, however the area lacks independent and boutique accommodations. Ember Hotel provides these for the city while also fulfilling a desired amenity for the Downtown Lehi revitalization initiative. Additionally, Home2Suites by Hilton and Staybridge Suites are the only area hotels that offer kitchenettes, a feature included in the approved blueprints for Ember Hotel.

# Area Overview

## Lehi, Utah

Lehi is the northern-most city in Utah County and is approximately 16 miles north of Provo. Originally an agricultural community, Lehi is quickly becoming a premier technology and commercial center. Since 2000, Lehi has been the epicenter of “Silicon Slopes” which includes several landmark companies calling Lehi home including Adobe, Vivant Solar, Ancestry, MX, and Qualtrics. It is also home to a wide range of retail stores, restaurants, and Thanksgiving Point, a unique destination offering museums, a botanical garden, shopping, dining, and entertainment throughout the year.

Located at the mouth of American Fork Canyon, the area is popular for mountain biking along the Traverse Mountain Trails system, and offers easy access to countless other outdoor activities including hiking, boating, hunting and fishing. Lehi is also within hours of many excellent ski areas, some that will host the 2034 Winter Olympics, making it an outdoor enthusiast’s dream.





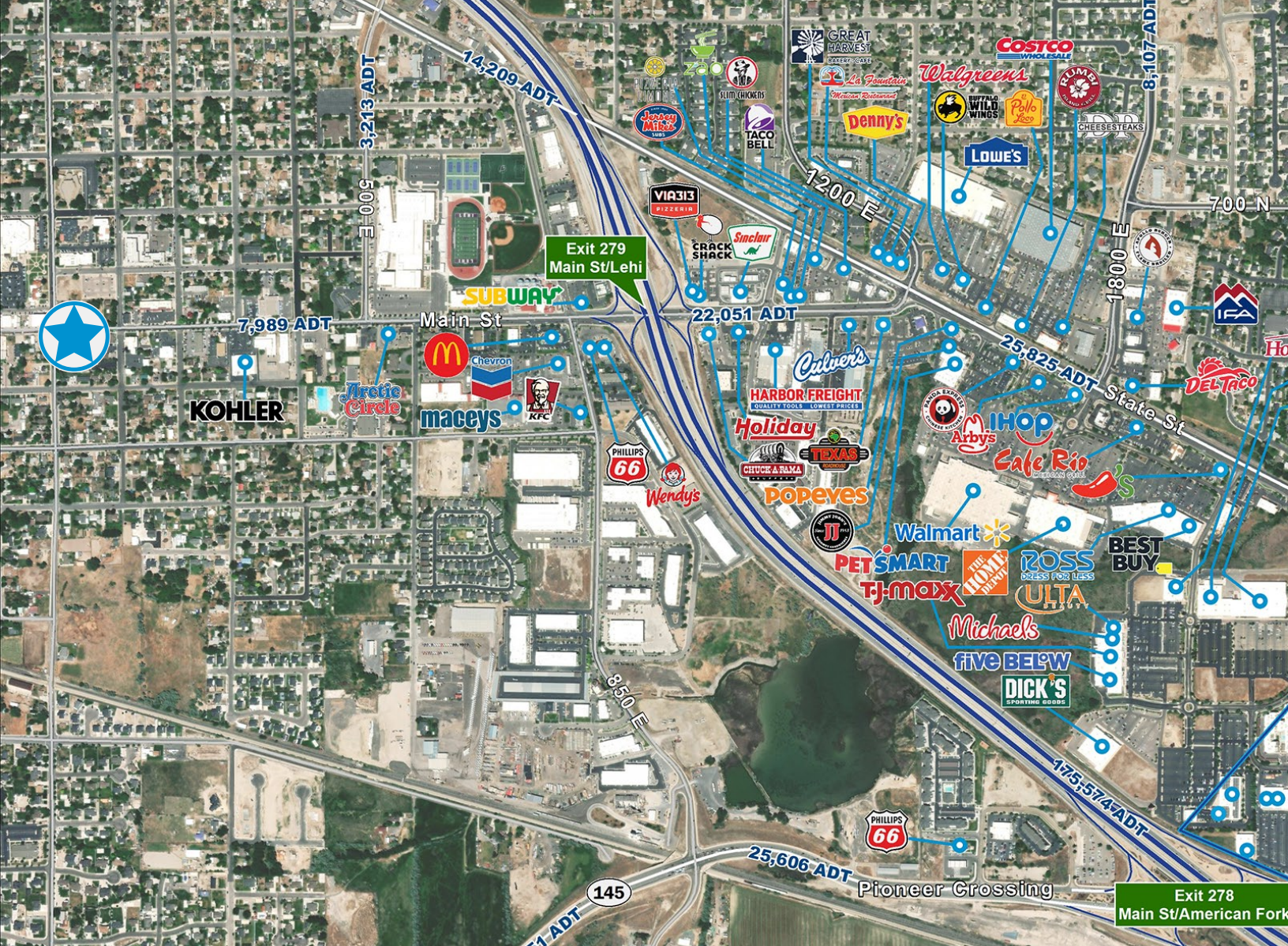
## Utah County

For over 10 years, Utah County has been known for its strong employment growth, low vacancy rates and steadily increasing rental rates. In the next five years, the population is expected to grow by more than 73,000 or a 1.9% annualized growth rate.

According to the Gardner Institute, Utah County's population is projected to add 674,000 residents between 2020 and 2060, resulting in a population of 1.3 million, over one-third of the total regional growth. The Milken Institute has ranked Provo-Orem as the #1 Best Performing City in the entire country for 2021-2023. This ranking is based on important factors including job creation, wage growth and output growth.

Brigham Young University (BYU) is home to Top 30 schools, the J.Reuben Clark Law School and Marriott School of Business. From 2017 to 2023, the number of degrees and certificates awarded by Utah Valley University (UVU) increased by 236%, and it is now the largest university in Utah by enrollment – eighty-six percent of UVU students remain in Utah.

Utah County's tremendous growth required improved access and infrastructure and Provo rose to the challenge, opening a \$65 million terminal at Provo Municipal Airport (PVU) in 2022. Today, PVU is Utah's second-busiest airport, offering commercial flights through Allegiant Airlines, Breeze Airways, and most recently, American Airlines, to more than 200 destinations including 13 direct flights.



## Area Demographics 2025



Population

1 Mile	9,644
3 Miles	90,643
5 Miles	198,464



2029 Projected Population

1 Mile	9,943
3 Miles	97,663
5 Miles	218,856



Median Age

1 Mile	30.4
3 Miles	29.1
5 Miles	29.3



Median Household Income

1 Mile	\$104,254
3 Miles	\$131,912
5 Miles	\$129,805



Average Household Income

1 Mile	\$119,625
3 Miles	\$156,850
5 Miles	\$157,676



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